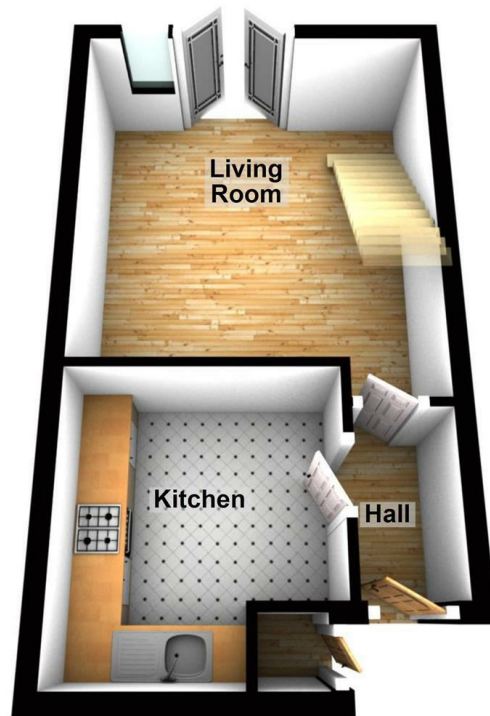
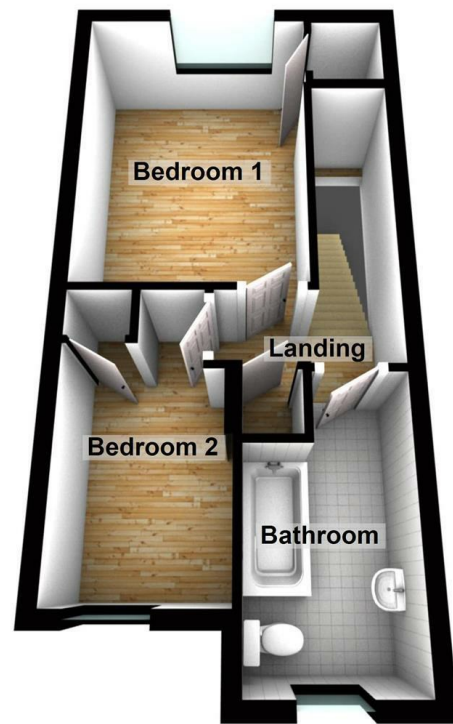


Ground Floor



First Floor



ENTRANCE HALL

KITCHEN

LIVING ROOM

LANDING

BEDROOM 1

BEDROOM 2

BATHROOM



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

16 Brancepeth Place
Peterborough, PE2 9QG
£925 Per Month



**16 Brancepeth Place
Peterborough
PE2 9QG**

ATTENTION INVESTORS! With sitting tenants paying £795 pcm this freehold house is in good condition throughout and located with easy access to Peterborough City Centre, Ferry Meadows and local travel links. An ideal and easy investment opportunity!

- EASY ACCESS TO PETERBOROUGH CITY CENTRE
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TWO PARKING SPACES
- GOOD CONDITION THROUGHOUT

Viewings: By appointment
£925 Per Month

ENTRANCE HALL

UPVC door to front, access to living room and kitchen space.

KITCHEN

9'8" x 9'2" max
UPVC double glazed window to front. The kitchen is fitted with a matching range of base and wall mounted units with complimentary work tops over, integrated oven, grill and four ring gas hob, plumbing for washing machine, space for fridge freezer.

LIVING ROOM

UPVC double glazed French doors and window to rear. Laminate flooring, radiator, stairs to first floor.

LANDING

Fitted carpet, cupboard, access to all rooms.

BEDROOM 1

10'2" x 8'2"
UPVC double glazed window to rear, fitted carpet, radiator, store cupboard.

BEDROOM 2

11'10" x 6'7"
UPVC double glazed window to front, fitted carpet, radiator, store cupboard.

BATHROOM

UPVC double glazed obscure glass window to front. Three piece suite with low level WC, wash hand basin, bath with tile surround and shower over.

OUTSIDE

The front of the property has a tarmac driveway with parking for two vehicles. There is store cupboard next to the front door. The rear of the property offers an easy maintenance courtyard garden space, fully enclosed by timber fencing and laid with patio.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.

All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer. None of the appliances, services or equipment described or shown have been tested.

COUNCIL TAX BAND

Band A with Peterborough City Council.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		96
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC